



Know All Men By These Presents,

That FSD Associates, Inc., a corporation organized and existing under the laws of the State of Maine and located at Waterville, in the County of Kennebec and State of Maine

004616

in consideration of ONE and 00/100 DOLLAR (\$1.00)

NO TRANSFER
TAX PAID

paid by WILLIAM A. LEE, III AND LINDA H. LEE with a mailing address of 151 Western Avenue, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said WILLIAM A. LEE, III AND LINDA H. LEE as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

~~heirs and assigns forever~~

A certain lot or parcel of land together with any buildings or improvements thereon in Waterville, County of Kennebec, State of Maine, described as follows:

Unit 6, (known as #227) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interests appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

INCLUDING all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s);

These premises are subject to:

(a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.

(b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.

(c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.

(d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.

(e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said

(description continued on reverse side)

Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

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To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to WILLIAM A. LEE, III AND LINDA H. LEE the said

and their heirs and assigns forever. And it does covenant with the said grantees, their heirs and assigns, that it will warrant and forever defend the premises to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

In Witness Whereof, the said FSD Associates, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert Nardi, its President, thereunto duly authorized,

~~joining in this deed as Grantor and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set~~

~~hand and seal~~ this 11th day of March hundred and ninety ~~nine~~ ONE. RN

in the year of our Lord one thousand nine

Signed, Sealed and Delivered in presence of

Mary E. Soule
Mary E. Soule

Robert Nardi

FSD ASSOCIATES, INC. BY ROBERT NARDI, ITS PRESIDENT



State of Maine, Kennebec } ss.

March 11 1991

Personally appeared the above named Robert Nardi of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

~~instrument to be~~ ~~free act and deed~~ and acknowledged the above

Before me,

Mary E. Soule
Justice of the Peace
Notary Public Mary E. Soule

My commission expires Apr. 30, 1996.

RECEIVED KENNEBEC SS.

1991 MAR 14 AM 9:00

Attest: M. R. L. M...